

Detached Distribution & Logistics  
Warehouse 197,276 Sq Ft

**TO LET**

Undergoing Extensive Refurbishment  
PC Q2 2026

Tunbridge Wells | TN2 3DG

A TUN OF POTENTIAL

**TUN** 200

The property is located on Colebrook Industrial Estate, northeast of Royal Tunbridge Wells town centre. This established hub hosts logistics firms, retailers, and major occupiers like B&Q, Jewson, and Travis Perkins, alongside car dealerships including Audi, Volkswagen, and Hyundai. Nearby amenities include Greggs, M&S, and Asda.

### LOCAL OCCUPIERS

- 1. New Look
- 2. Next
- 3. TK Maxx
- 4. Mountain Warehouse
- 5. Big Yellow Self Storage
- 6. Stratstone MINI
- 7. Stratstone BMW
- 8. Crazy Tyres
- 9. Henry Ford
- 10. Currys
- 11. B&M
- 12. ASDA
- 13. Marks & Spencer
- 14. Homesense
- 15. Audi
- 16. Lamborghini
- 17. Aston Martin
- 18. Hyundai
- 19. Pets at Home
- 20. Halfords
- 21. Setyres











TUN200



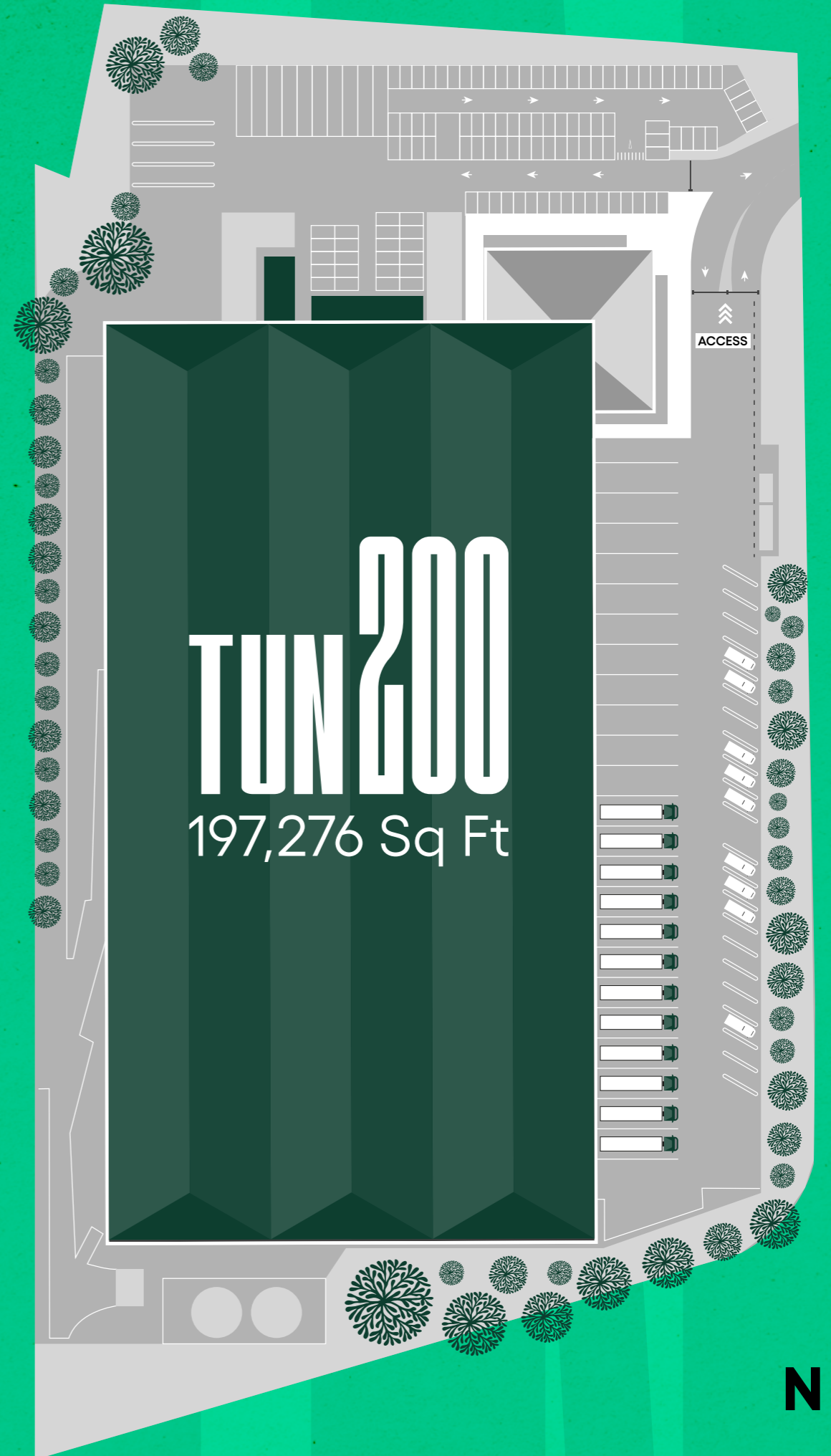
# SPECIFICATION

The property is undergoing an extensive refurbishment, including new open plan offices fitted to Category A standard, new roof lights, 24 new dock loading doors, mechanical and electrical systems and refreshed landscaping with newly delineated parking and loading bays, targeting an EPC A rating. A full specification of the works is available upon request.

Area	SQ FT (GIA)	SQ M (GIA)
Warehouse	179,081	16,637.2
Ground Floor Office	7,101	659.7
First Floor Office	6,833	634.8
Store Room	2,524	234.5
Plant	1,737	161.4
<b>Total</b>	<b>197,276</b>	<b>18,327.6</b>

-  Yard Depth: 35m
-  Level Access Doors: 2
-  Eaves Height: 10m
-  200 Car Parking Spaces
-  EPC: Target A
-  Dock Loading Doors: 24
-  Secured Gated Site
-  Power – 750KVA
-  LED Lighting
-  Cycle Parking Spaces

# TUN BELIEVABLE



# TUNING



# LOCATION

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CAR	JOURNEY
M25 J5	20 Mins
M25 J3 / M20	30 Mins
M25 J2 / A2	32 Mins
M23	33 Mins
M1	1 Hr 18 Mins

TRAIN	JOURNEY
Charing Cross	20 Mins
London Kings Cross	30 Mins
London Euston	32 Mins

AIRPORT	JOURNEY
London Gatwick	20 Mins
London City	30 Mins
London Heathrow	32 Mins
London Stansted	1 Hr 10 Mins



70,300

Working age  
Population

2,000

Manufacturing jobs,  
3.8% of all employee  
jobs in the district

38,500

Manufacturing  
jobs, 5.9% of  
all jobs in Kent

37,500

Transport and storage  
jobs, 5.8% of all  
jobs in Kent

£686.40

Gross weekly pay  
Compared to  
£729.60 Great  
Britain

8.6%

Manufacturing  
accounted for 8.6%  
of UK economic  
output (GVA)

2,875

Transport & storage  
enterprises in  
Kent (4.4% of all  
enterprises)

900

Transport & storage  
employee jobs in  
Tunbridge Wells,  
which is 1.7% of  
all employee jobs  
(52,000 total)

Source: NOMIS

# TUNSTOPPABLE FOR MANUFACTURING & LOGISTICS

**EXTENSIVELY** REFURBISHED  
FOR MODERN OCCUPATIONAL NEEDS

**TUN 200**

For full terms or to arrange an inspection  
please contact the joint sole agents below.

A TUN OF POTENTIAL

# TUNZOO

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